006.0	0007	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	939,300	/	939,300
USE VALUE:	939,300	/	939,300
ASSESSED:	939,300	/	939,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POVILAVICIUS ADELE B--ETAL
Owner 2:	POVILAVICIUS BENEDIKTAS
Owner 3:	
Street 1:	58 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,669 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5669.000	462,500	4,700	472,100	939,300
Total Card	0.130	462,500	4,700	472,100	939,300
Total Parcel	0.130	462,500	4,700	472,100	939,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.07 | /Parcel: 350.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,700	4700	5,669.	472,100	939,500	939,500	Year End Roll	12/18/2019
2019	104	FV	358,100	4700	5,669.	501,600	864,400	864,400	Year End Roll	1/3/2019
2018	104	FV	406,400	4700	5,669.	365,800	776,900	776,900	Year End Roll	12/20/2017
2017	104	FV	380,800	4700	5,669.	318,600	704,100	704,100	Year End Roll	1/3/2017
2016	104	FV	380,800	4700	5,669.	271,400	656,900	656,900	Year End	1/4/2016
2015	104	FV	338,700	4700	5,669.	265,500	608,900	608,900	Year End Roll	12/11/2014
2014	104	FV	338,700	4700	5,669.	218,300	561,700	561,700	Year End Roll	12/16/2013
2013	104	FV	352,600	4700	5,669.	207,700	565,000	565,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12588-512		2/12/1974		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	2328	Porch	3,500					REPAIRS
4/16/1996	117	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	Inspected	PH	Patrick H
11/3/2017	MEAS&NOTICE	HS	Hanne S
3/14/2009	Meas/Inspect	372	PATRIOT
9/22/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5669		Sq. Ft.	Site		0	80.	1.04	1									472,055						472,100	

Total AC/HA: 0.13014 | Total SF/SM: 5669 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 472,055 | Spl Credit | Total: 472,100

User Acct

6086

GIS Ref

GIS Ref

Insp Date

11/24/17

!639!

PRINT

Date	Time
12/10/20	16:23:15

LAST REV

Date	Time
01/23/18	10:34:44

apro

639

USER DEFINED

Prior Id # 1:	6086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	6 - Stucco	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05792534
Const Adj.:	0.98990101
Adj $ / SQ:	178.031
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670350
Depreciation:	207808
Depreciated Total:	462541

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 4			Baths: 2			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	2
1	6	2	1
Totals			
2	13	4	

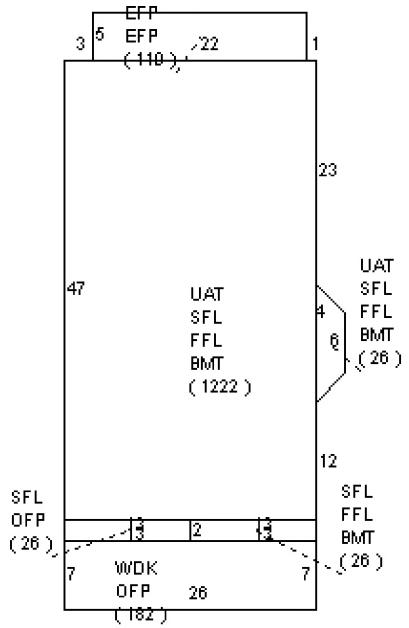
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.03
Special Features:	0	Val/Su Net:	96.96
Final Total:	462500	Val/Su SzAd	179.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,300	178.030	231,440
BMT	Basement	1,274	53.410	68,043
FFL	First Floor	1,274	178.030	226,812
UAT	Upper Attic	312	81.180	25,329
EFP	Enclos Porch	220	39.200	8,624
OFP	Open Porch	208	24.190	5,031
WDK	Deck	182	11.380	2,071
	Net Sketched Area:	4,770	Total:	567,350
Size Ad	2574	Gross Are	5706	FinArea 2683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	35	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700